



EXHIBIT " J "

(TEMPORARY INGRESS AND
EGRESS EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.026 & CIP # 6937.027

DESCRIPTION FOR PARCEL 4558.111 TIAEE 4

LEGAL DESCRIPTION OF A 0.405-ACRE TRACT OF LAND, EQUIVALENT TO 17,631 SQUARE FEET OF LAND IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, BEING OUT OF AND A PART OF A CALLED 117.188-ACRE TRACT OF LAND, AS CONVEYED *FROM* JOYCE ANN PORTER AND UNION87.88, L.P. *TO* ONION ASSOCIATES, LTD. BY THAT CERTAIN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED, EFFECTIVE JULY 20, 2006 AND RECORDED IN DOCUMENT NO. 2006236625 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.405-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE on a 1/2-inch iron rod found monumenting the southeast corner of a 87.884-acre tract conveyed to Onion Associates, Ltd. in the above referenced Document No. 2006236625, Official Public Records Travis County, Texas, also monumenting an angle point in the westerly boundary line of the above referenced 117.188-acre tract of land conveyed to Onion Associates Ltd. in Document No. 2006236625 of the Official Public Records of Travis County, Texas; **Thence**, with the easterly line of said Onion Associates, Ltd. 87.884-acre tract, same being said westerly line of the Onion Associates, Ltd. 117.188-acre tract, N28°10'16"E, a distance of 44.77 feet to a calculated point having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,019,898.67, E=3,100,042.21, for the most westerly corner and **POINT OF BEGINNING** of this easement;

THENCE, with the common line of said Onion Associates, Ltd. 87.884-acre tract and said Onion Associates, Ltd. 117.188-acre tract, N28°10'16"E, a distance of **32.12 feet** to a calculated point, for an angle point of this easement;

THENCE, through the interior of said Onion Associates, Ltd. 117.188-acre tract, the following eight (8) courses and distances:

- 1) **S83°26'14"E**, a distance of **22.57 feet** to a calculated point, for inside corner of this easement;
- 2) **N52°08'05"E**, a distance of **22.29 feet** to a calculated point, for an angle point of this easement;

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413
T.U.C.P./W.B.E./H.U.B./D.B.E.



- 3) **N28°08'43"E**, a distance of **518.15 feet** to a calculated point in the proposed northerly right-of-way line of Antone Blue Boulevard (by others), for the most northerly corner of this easement, from which a 1/2-inch iron rod found at an angle point in said common line of the Onion Associates, Ltd. 87.884-acre tract and the Onion Associates, Ltd. 117.188-acre tract bears, **N61°45'16"W**, a distance of 37.31 feet and **N26°54'57"E**, a distance of 531.78 feet;
- 4) **S62°37'32"E**, a distance of **30.00 feet** to a calculated point, for the most easterly corner of this easement;
- 5) **S28°08'43"W**, a distance of **524.92 feet** to a calculated point, for an angle point of this easement;
- 6) **S52°08'05"W**, a distance of **40.91 feet** to a calculated point, for the most southerly corner of this easement;
- 7) **N83°26'14"W**, a distance of **44.74 feet** to a calculated point, for an angle point of this easement; and
- 8) **N79°16'54"W**, a distance of **1.91 feet** to the **POINT OF BEGINNING**, containing 0.405-acre (17,631 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane grid bearings, Central Zone-4203, NAD83(CORS). Project control points were established from Macias & Associates, L.P., Land Surveyors, reference point "F-11-3001" having coordinate values of N=10,022,637.008, E=3,098,305.276 and reference point "Station 1468+50.20, 280.00' RT" having coordinate values of N=10,014,095.051, E=3,095,165.555. Distances shown hereon are grid.



CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by
Landmark Surveying, LP**

Juan M. Canales, Jr.

7-21-10

Juan M. Canales, Jr.
Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00

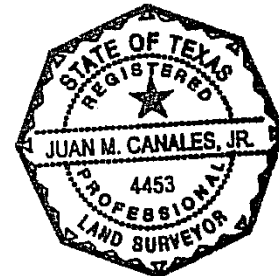
Date

REFERENCES

MAPSCO 2009, 703-R&V, 704-S, GRID NO. F-10&11 & G-10
TCAD PARCEL ID NO. 04-4818-0502
4558.111 TIAEE 4.docx

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow
Date: *7/11/2010*
JACKIE LEE CROW
R.P.L.S. # 5209



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24

1" = 200'

LEGEND

- 1/2" IRON ROD FOUND
UNLESS NOTED OTHERWISE
- BRASS DISK FOUND
- 1/2" IRON PIPE FOUND
UNLESS NOTED OTHERWISE
- MAG NAIL FOUND
- CALCULATED POINT
- CENTERLINE
- RECORD INFORMATION
- NEIGHBORING RECORD
- OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS
OF TRAVIS COUNTY, TEXAS
- DEED RECORDS
OF TRAVIS COUNTY, TEXAS
- TRAVIS CENTRAL APPRAISAL
DISTRICT
- RIGHT-OF-WAY

C/L
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[]
DPRT.C.T.
RPT.C.T.
PRCT.C.T.
DRCT.C.T.
TCAD
R.O.W.

UNION CREEK GOLF GROUP, LP
DOC. NO. 2006079292
O.P.R.T.C.T.
[N61°34'30"W 450.70']
[S61°44'01"E 450.70']
[S88°35'57"E 450.70']
[N35°25'22"E]
55.37'
N32°37'18"E
(55.37')

ONION ASSOCIATES, LTD.
DOC. NO. 2006236625 O.P.R.T.C.T.
(GRANTOR 2 TRACT, 87.884-ACRES)
TCAD#0448180501

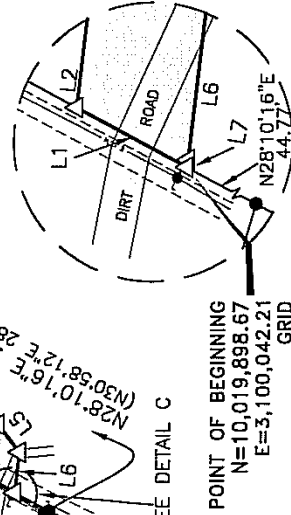
ELECTRIC & TELEPHONE EASEMENT
TO CITY OF AUSTIN
VOL. 5187, PAGES 596 D.R.T.C.T.

PARCEL 4558.111
TIAEE 4
0.405 AC.
17,631 SQ. FT.

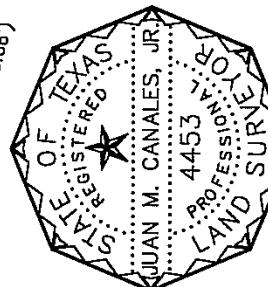
[ONION CREEK ASSOCIATES LTD]
[DOC. NO. 2006236625 O.P.R.T.C.T.]
[2.9946 ACRES]

ONION ASSOCIATES, LTD.
DOC. NO. 2006236625 O.P.R.T.C.T.
(TRACT 1, 117.188-ACRES)
TCAD#0448180502

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N28°10'16"E | 32.12' |
| L2 | S83°26'14"E | 22.57' |
| L3 | N52°08'05"E | 22.29' |
| L4 | S62°37'32"E | 30.00' |
| L5 | S52°08'05"W | 40.91' |
| L6 | N83°26'14"W | 44.74' |
| L7 | N79°16'54"W | 1.91' |



SPECIAL WARRANTY DEED
SPILLMAN PROPERTIES LTD.
DOC. NO. 2009124581 O.P.R.T.C.T.
(254.9-ACRES)



Juan M. Canales, Jr.
7-21-10

Client: Othon, Inc.
Date: July 16, 2010
Office: Stephen Lawrence
Crew: S.Dunn
F.B.:
Path: c:\dwg 11\othon inc\onion creek interceptor tie-in\grid\easements\oca-grid-base.dwg
Job No.: 480-16-11

Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easements described hereon is contained within Zone AE, Zone X (shaded), and Zone X as scaled from F.I.R.M. Map Number 48453C0595H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement does have access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

BEARING BASIS:

THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,637.008, E=3,098,305.276 AND REFERENCE POINT "STATION 146B+50.20, 280.00' RT" HAVING COORDINATE VALUES OF N=10,014,095.051, E=3,095,165.555. DISTANCES SHOWN HEREON ARE GRID.

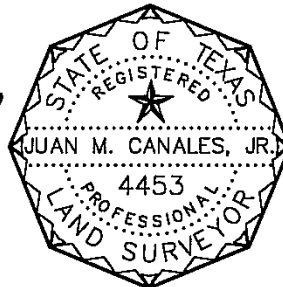
AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

Juan M. Canales, Jr. 7-21-10
JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
DATE: July 16, 2010

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: Othon, Inc.
Date: July 16, 2010
Office: Stephen Lawrence
Crew: S.Dunn

F.B.:
Path: c:\dwg 11\othon inc\onion creek interceptor tie-in\grid\easements\oca-grid-base.dwg
Job No.: 480-16-11




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